

FOR SALE

\$219,000

5300 Westview Drive, Suite 301, Frederick, Maryland 21703



Perfect Small Business Location

This 1,174 SF office condominium is perfect for a small business owner or an investor. It features two private offices, conference room, reception area, kitchenette and ample private parking. Large windows let in lots of light and can be opened to enjoy the weather outside.

Property Details

- Corner Unit
- Parking Ratio of 3.5 per 1,000 SF
- Public Water and Sewer
- Electricity and Gas Metered Separately
- Minutes from I-70 and I-270
- Walking Distance to Westview Promenade Restaurants

PRESENTING

Location: Minutes from I-70, I-270 and downtown Frederick. Walking distance to shopping and restaurants at Westview Promenade.

Legal: Tax Map 0086, Parcel 0215

Zoning: Frederick County: ORI—Office/Research Industrial District is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited manufacturing, fabrication or assembly operations which would, by nature of the product, or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the Office/Research Industrial District. (Ord. No. 77-1-78, § 40-56, 1-24-1977; Ord. No. 85-34-366, 8-8-1985; Ord. 08-26-502, 10-14-2008).

Suite Size: Approx. 1,174 SF

Contact: Rocky Mackintosh, Broker
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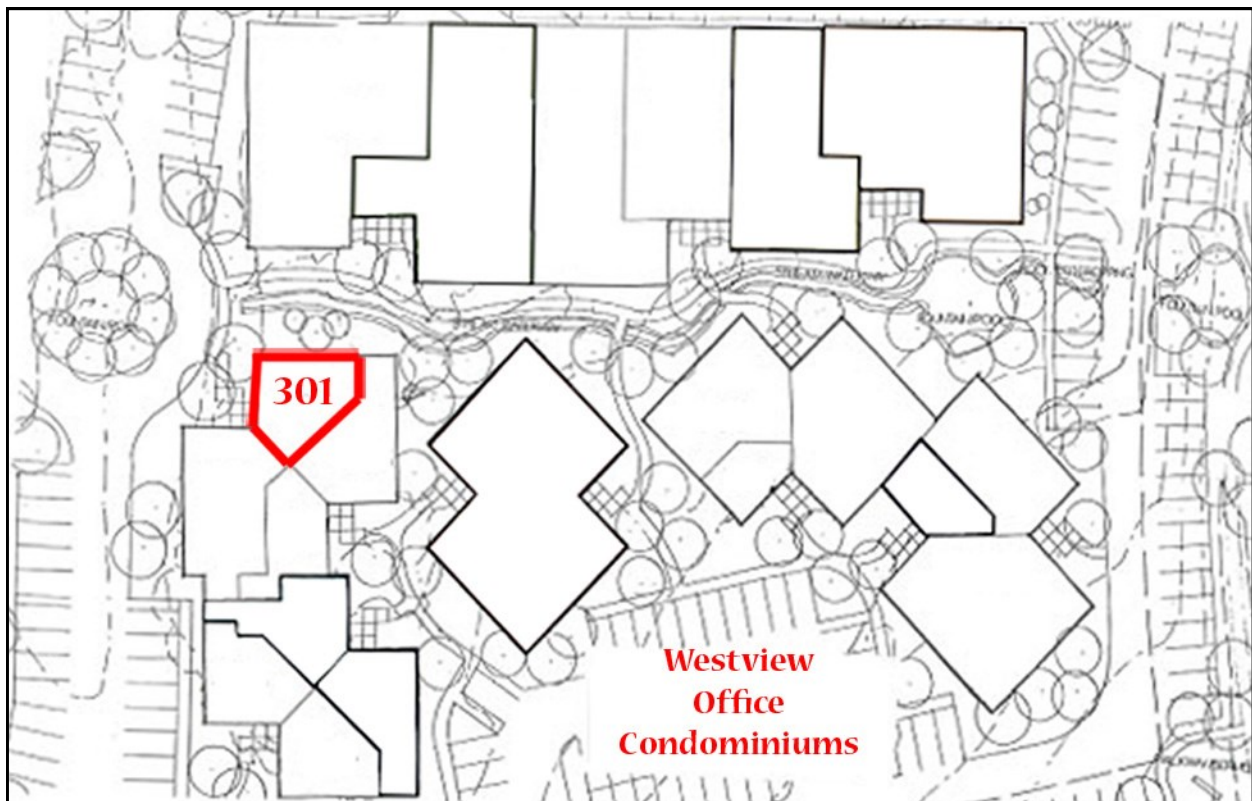
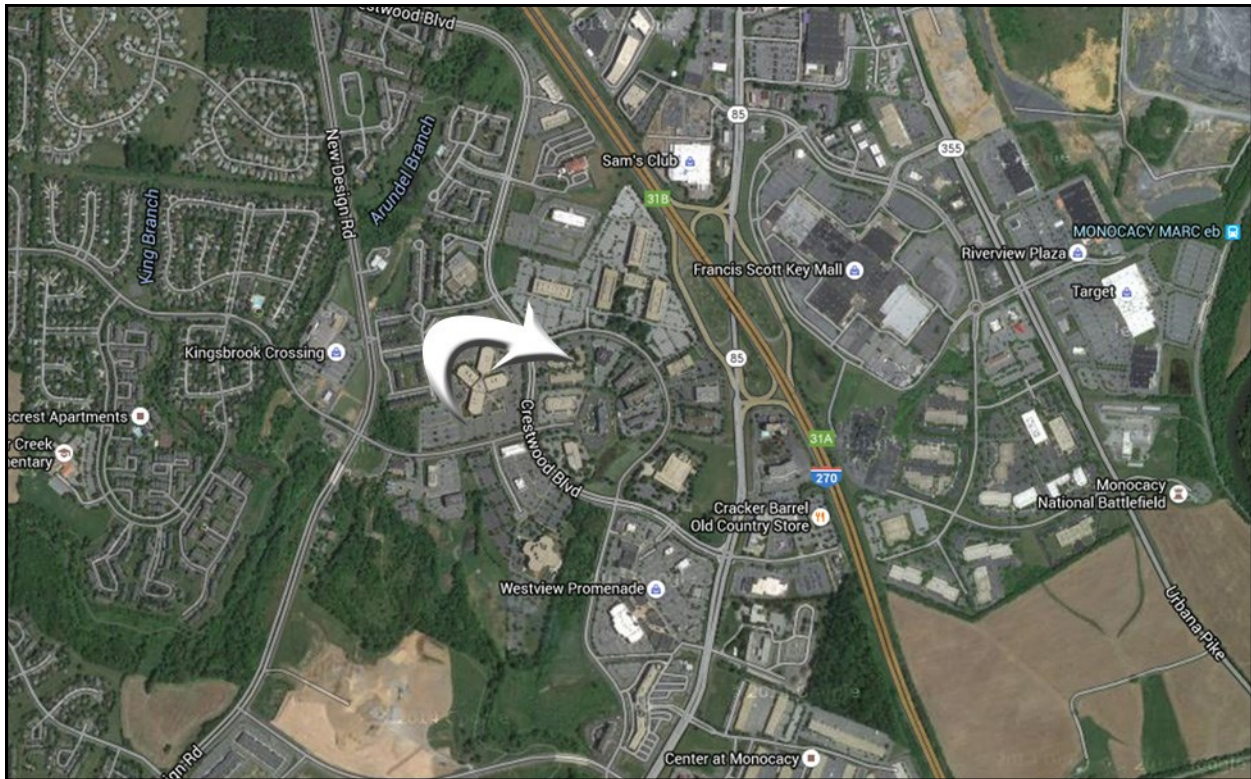
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR SALE 5300 Westview Drive, #301, Frederick, MD 21703

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PHOTOS

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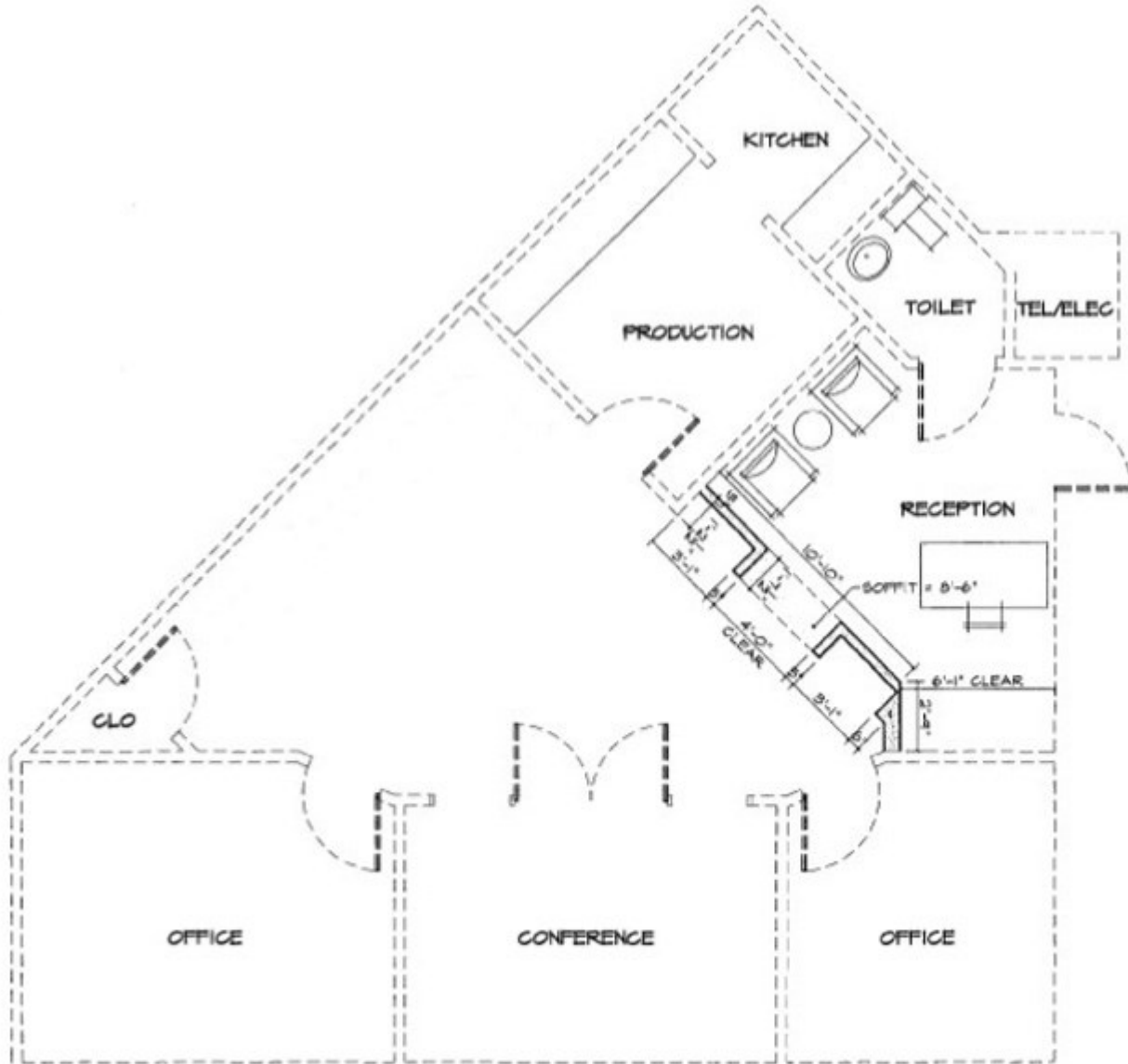
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FLOOR PLAN

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DEMOGRAPHICS

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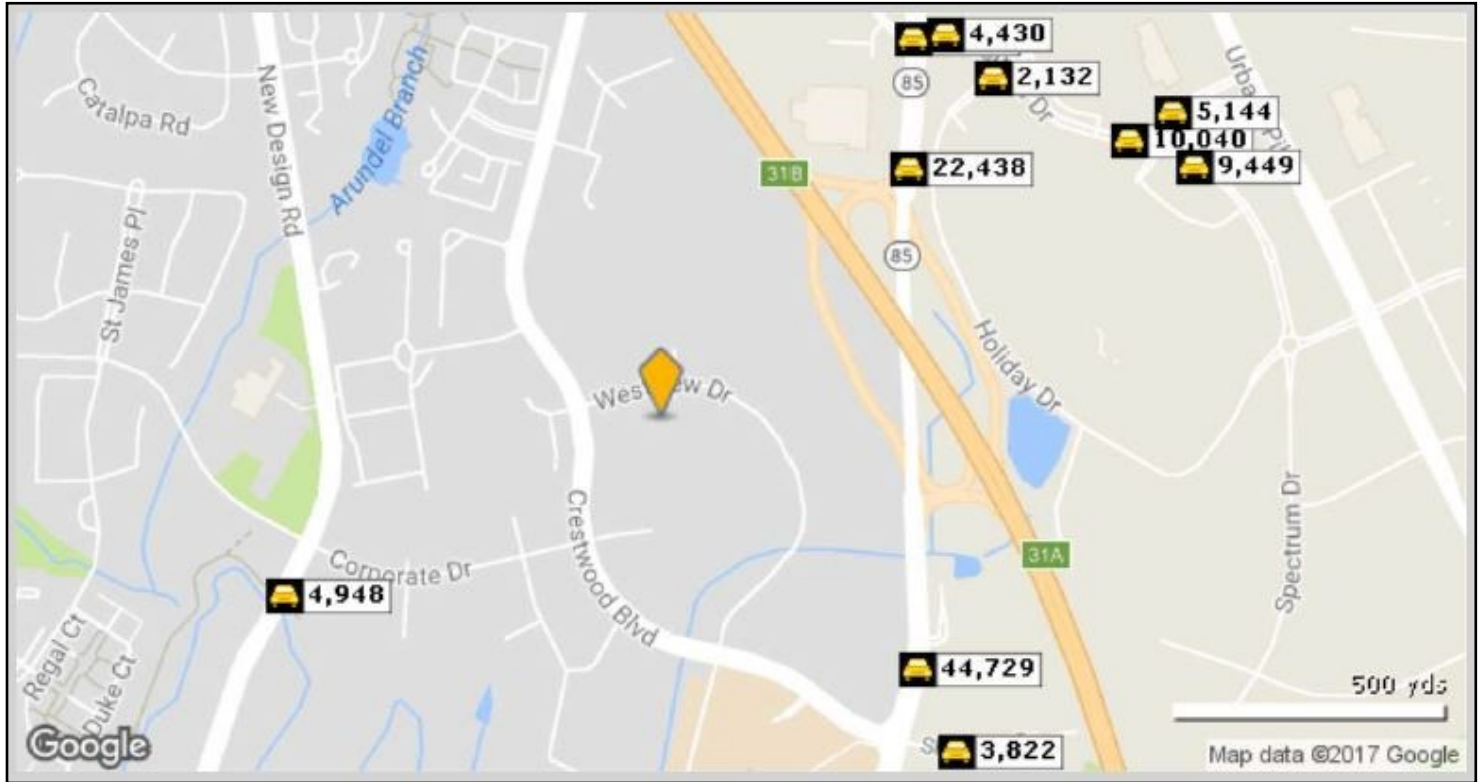


Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	7,205		45,209		103,139	
2017 Estimate	6,881		43,374		99,212	
2010 Census	6,087		39,441		91,636	
Growth 2017 - 2022	4.71%		4.23%		3.96%	
Growth 2010 - 2017	13.04%		9.97%		8.27%	
2017 Population by Hispanic Origin	760		5,551		14,155	
2017 Population	6,881		43,374		99,212	
White	4,705	68.38%	30,781	70.97%	70,821	71.38%
Black	1,302	18.92%	7,728	17.82%	16,789	16.92%
Am. Indian & Alaskan	28	0.41%	337	0.78%	695	0.70%
Asian	553	8.04%	2,805	6.47%	7,044	7.10%
Hawaiian & Pacific Island	7	0.10%	61	0.14%	165	0.17%
Other	286	4.16%	1,663	3.83%	3,696	3.73%
U.S. Armed Forces	0		70		244	
Households						
2022 Projection	2,786		17,931		39,302	
2017 Estimate	2,655		17,210		37,798	
2010 Census	2,321		15,733		34,983	
Growth 2017 - 2022	4.93%		4.19%		3.98%	
Growth 2010 - 2017	14.39%		9.39%		8.05%	
Owner Occupied	1,588	59.81%	10,167	59.08%	23,568	62.35%
Renter Occupied	1,067	40.19%	7,043	40.92%	14,230	37.65%
2017 Households by HH Income	2,654		17,211		37,797	
Income: <\$25,000	411	15.49%	2,513	14.60%	5,150	13.63%
Income: \$25,000 - \$50,000	325	12.25%	3,316	19.27%	7,519	19.89%
Income: \$50,000 - \$75,000	528	19.89%	3,596	20.89%	7,488	19.81%
Income: \$75,000 - \$100,000	482	18.16%	2,382	13.84%	4,647	12.29%
Income: \$100,000 - \$125,000	272	10.25%	1,820	10.57%	4,144	10.96%
Income: \$125,000 - \$150,000	133	5.01%	828	4.81%	2,292	6.06%
Income: \$150,000 - \$200,000	312	11.76%	1,700	9.88%	3,880	10.27%
Income: \$200,000+	191	7.20%	1,056	6.14%	2,677	7.08%
2017 Avg Household Income	\$96,654		\$88,700		\$92,583	
2017 Med Household Income	\$78,268		\$68,550		\$70,136	

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TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Buckeystown Pike	Crestwood Blvd	0.08 S	2015	44,729	MPSI	.38
2 Buckeystown Pike	Holiday Dr	0.10 N	2015	22,438	MPSI	.38
3 New Design Rd	Corporate Dr	0.06 NE	2015	4,948	MPSI	.44
4 Shockley Dr	Buckeystown Pike	0.06 W	2015	3,822	MPSI	.47
5 Spectrum Dr	Buckeystown Pike	0.00 W	2015	6,825	MPSI	.49
6 Holiday Dr	Spectrum Dr	0.03 NE	2015	2,132	MPSI	.51
7 Spectrum Dr	Buckeystown Pike	0.03 W	2015	4,430	MPSI	.51
8 Spectrum Dr	Lowes Ln	0.03 E	2015	10,040	MPSI	.58
9 Spectrum Dr	Lowes Ln	0.05 NW	2015	9,449	MPSI	.63
10 Lowes Ln	Spectrum Dr	0.04 SW	2015	5,144	MPSI	.64

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ZONING

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Frederick County Zoning – Office/Research Industrial District (ORI)

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Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Motel, Hotel
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Commercial School or
- Education Program
- Medical Clinic
- Office Business
- Office Professional
- Restaurant
- Laboratory Research, Experimental or Testing
- Limited Manufacturing and Assembly Use
- Comprehensive Physical Rehabilitation Facility
- Community Fire and Rescue Service
- And more...

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